

38/13/0368

TDBC

**DEMOLITION OF 2 No BUNGALOWS AND ERECTION OF 8 No FLATS WITH ASSOCIATED WORKS ON LAND AT 58/60 NORMANDY DRIVE, TAUNTON**

Location: 58 NORMANDY DRIVE, TAUNTON, TA1 2JP

Grid Reference: 324277.124143

Full Planning Permission

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**RECOMMENDATION AND REASON(S)**

Recommended Decision: Conditional Approval subject to the applicant entering into an appropriate legal agreement to secure:

- £1,571.00 per dwelling towards active outdoor recreation.
- £209.00 per dwelling for allotment provision and
- £1,208.00 per dwelling towards community hall provision.

**RECOMMENDED CONDITION(S) (if applicable)**

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A4) Location Plan  
(A3) Block and Roof Plan  
(A1) Digital Survey  
(A1) Drainage Plan  
(A1) Proposed Floor Plan and Elevations  
(A1) Proposed Site Plan

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out and thereafter retained as such, in accordance with the approved details as above, unless otherwise agreed in

writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not harm the character and appearance of the area in accordance with Policy DM1 of the Taunton Deane Core Strategy.

4. (i) Before any part of the permitted development is commenced, a landscaping scheme, which shall include details of the species, siting and numbers to be planted, shall be submitted to and approved in writing by the Local Planning Authority.
- (ii) The scheme shall be completely carried out within the first available planting season from the date of commencement of the development, or as otherwise extended with the agreement in writing of the Local Planning Authority.
- (iii) For a period of five years after the completion of each landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not harm the character and appearance of the area in accordance with Policy DM1 of the Taunton Deane Core Strategy.

5. Before any part of the development hereby permitted is commenced, a scheme of hard landscaping showing the layout of areas with stones, paving, walls, cobbles or other materials shall be submitted to and approved in writing by the Local Planning Authority. Such scheme shall be completely implemented before the development hereby permitted is occupied.

Reason: To ensure that the proposed development does not harm the character and appearance of the area in accordance with Policy DM1 of the Taunton Deane Core Strategy.

6. Before development commences (including site clearance and any other preparatory works) a scheme for the protection of trees to be retained shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location of the protective fencing, and shall specify the type of protective fencing, all in accordance with BS 5837:2012. Such fencing shall be erected prior to commencement of any other site operations and at least two working days notice shall be given to the Local Planning Authority that it has been erected. It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.

Note: The protective fencing should be as specified at Chapter 9 and detailed

in figures 2 and 3 of BS 5837:2012.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Taunton Deane Local Plan Policies S2 and EN8.

7. No service trenches shall be dug within the canopy of any existing tree within the land shown edged red on the approved drawing without the prior written approval of the Local Planning Authority.

Reason: To avoid potential harm to the root system of any tree leading to possible consequential damage to its health which would be contrary to Taunton Deane Local Plan Policies EN6 and EN8.

8. Prior to commencement of trenching works within the canopy spread of existing trees all trenching works shall be agreed with the Local Planning Authority. All trenching works should be hand dug and no roots larger than 20mm in diameter should be severed without first notifying the Local Planning Authority. Good quality topsoil should be used to backfill the trench and compacted without using machinery.

Reason: To avoid potential harm to the root system of any tree leading to possible consequential damage to its health which would be contrary to Taunton Deane Local Plan Policies EN6 and EN8.

9. The applicant shall undertake all the recommendations made in Green Ecology's Preliminary Ecological Appraisal report dated July 2013 and provide mitigation for bats and birds as recommended.

The works shall be implemented in accordance with the approved details and timing of the works, unless otherwise approved in writing by the Local Planning Authority.

The development shall not be occupied until the scheme for the maintenance and provision of the new bird and bat boxes and related accesses have been fully implemented.

Thereafter the resting places and agreed accesses shall be permanently maintained

Reason: To protect and accommodate bats and breeding birds

10. Details of the means of disposal of surface water from the site shall be submitted to and approved in writing prior to the commencement of the development and thereafter carried out as agreed.

Reason: To ensure ensure adequate disposal of surface water to prevent flood risk in compliance with policy CP8 of the Core Strategy.

## Notes to Applicant

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the applicant and entered into pre-application discussions to enable the grant of planning permission.

## PROPOSAL

The proposal is to demolish two existing linked bungalows on the site and to replace them with a two storey block of 8 flats and associated parking.

## SITE DESCRIPTION AND HISTORY

The site consists of a pair of semi-detached bungalows with attached garages and parking with grass open space around them together with a number of small trees.

## CONSULTATION AND REPRESENTATION RESPONSES

### Consultees

*SCC - TRANSPORT DEVELOPMENT GROUP -*

*LANDSCAPE* - The two higher quality trees on site should be unaffected by development subject to suitable tree protection on site. No details of landscaping provided but there is plenty of scope to replace those trees lost to development and provide a good quality landscape scheme.

*BIODIVERSITY* - The application is for the demolition of 2 bungalows and the erection of 8 flats at 58/60 Normandy Drive, Taunton. The site consists of two 1970s semi detached bungalows with single garages located in amenity grassland with mature and semi mature trees. The development involves the demolition of the existing buildings on site and the removal of some of the small trees

Green Ecology carried out a Preliminary Ecological Appraisal of the site in July 2013. Findings of the survey are as follows

Badgers - The surveyor found no evidence of badgers on site.

Bats - The houses have low potential to support roosting bats. A close inspection, however found no external or internal evidence of bats. The surveyor did not gain access to inspect the roof void of the more southerly bungalow. It is possible that parts of the roof may be used in an opportunistic manner by individual bats. I support the recommendation to time the demolition to occur in the bat hibernation season when bats will be absent (October-February). If this is not possible a precautionary approach is required. I support the proposal to erect a bat box on the new build.

Birds - The buildings show no evidence of supporting nesting birds  
The mature trees on site have potential to support nesting birds. All clearance work should be carried out outside of the bird nesting season. I support the recommendation to erect bird boxes on site

Reptiles - A small patch of longer grass close to the houses provides suitable habitat for reptiles but this area is very small and isolated  
The majority of grassland is closely mown so there is no cover for reptiles or amphibians.

Suggests standard mitigation condition

*HOUSING STANDARDS* - All rooms should comply with HCA space standards.

*WESSEX WATER* - New water and waste connections will be required from Wessex Water. No building will be allowed within 3m of an existing sewer line.

*DRAINAGE ENGINEER* - I note the comments made in the FRA carried out by TWP dated 13 September. In the FRA they state there are no dedicated public surface water sewers nearby. There are Taunton Deane Housing surface water sewers in the vicinity and these should be located so that the attenuated flows can be discharged to them. Until further details of surface water disposal are forwarded for approval I have to object to the application.

*LEISURE DEVELOPMENT* - In accordance with Local Plan policy C4 provision for active recreation should be made for the residents of the dwellings. A contribution of £1571 for each additional dwelling should be made towards the provision of facilities for active outdoor recreation. A contribution of £209 per additional dwelling should be sought for allotment provision together with a contribution of £1208 for community hall provision.

## **Representations**

1 letter of OBJECTION on the grounds of more congestion and crime would be likely.

2 letters of CONCERN over lack of visitor parking in the area.

## **PLANNING POLICIES**

NPPF - National Planning Policy Framework,  
DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,  
CP1 - TD CORE STRAT. CLIMATE CHANGE,  
CP4 - TD CORE STRATEGY - HOUSING,  
CP5 - TD CORE STRATEGY INCUSIVE COMMUNITIES,

M4 - TDBCLP - Residential Parking Provision,  
C4 - TDBCLP - Standards of Provision of Recreational Open Space,  
CP8 - CP 8 ENVIRONMENT,

## **LOCAL FINANCE CONSIDERATIONS**

The development of this site would result in payment to the Council of the New Homes Bonus.

### 1 Year Payment

Taunton Deane Borough Council (Lower Tier Authority) £6,474

Somerset County Council (Upper Tier Authority) £1,619

### 6 Year Payment

Taunton Deane Borough Council (Lower Tier Authority) £38,846

Somerset County Council (Upper Tier Authority) £9,712

## **DETERMINING ISSUES AND CONSIDERATIONS**

The proposal provides new Council Housing on the site of two existing bungalows and involves the construction of a two storey building with 4 one bed roomed flats on each floor following the demolition of the existing bungalows. The main issues are amenity, parking, leisure provision and drainage.

The building design involves two storey development in a 'L' shaped building which is orientated to avoid any undue overlooking of nearby properties. The design includes bin and cycle storage within the building and the materials are a mix of brick and render with a tiled roof. The design and impact on the amenity of the area from the proposal is considered acceptable.

The layout provides for 12 parking spaces and this is considered to comply with the existing Local Plan policy M4 which requires a maximum of 1.5 spaces per unit. Concern has been raised locally over parking, however the proposed provision on site is considered adequate and in compliance with policy.

The development results in an increase of 6 units and this triggers leisure and recreation provision under retained policy C4 of the Local Plan. The Leisure Manager requests appropriate contributions for active outdoor recreation, allotments and community hall provision. It is considered that this would need to be sought by a suitable legal agreement other than a S106 or possible through a grantian condition.

The proposed foul and surface water disposal for the new development is indicated as being via the existing sewer system. Wessex Water advise new water supply and waste connections will be required. The Drainage Officer advises that there are existing Housing surface water sewers in the vicinity which should be utilised and that further details of surface water disposal should be forwarded. It is considered that a condition to address this point can be imposed.

The issue of viability has latterly been raised and evidence has been submitted to indicate that the development would be carried out at a loss. The guidance is to look at viability and make concessions where appropriate if reducing or removing contribution requirements from sites would make them viable. In this instance the small amount of leisure contributions would not make any significant difference to the viability of the scheme and therefore the recommendation is still to include this as part of the development.

In summary the provision of additional residential provision within the existing settlement is considere appropriate. There is no adverse impact on the amenity of the area and subject to conditions and appropriate legal agreement the application is recommended for approval.

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.**

**CONTACT OFFICER: Mr G Clifford Tel: 01823 356398**